114.0	0008	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,011,300 /	1,011,300
					USE VALUE:	1,011,300 /	1,011,300
					ASSESSED:	1,011,300 /	1,011,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUNG EDWARD K &
Owner 2:	KLEMEYER CARISA A
Owner 3:	
Street 1:	255 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PM HOME SOLUTIONS INC -
Owner 2:	-
Street 1:	46 WILDWOOD STREET
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 6,272 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 2485 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6272.000	585,600		425,700	1,011,300
Total Card	0.144	585,600		425,700	1,011,300
Total Parcel	0.144	585,600		425,700	1,011,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.99 | /Parcel: 406.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 73486

GIS Ref

GIS Ref

Insp Date 01/23/15

!8904!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	585,600	0	6,272.	425,700	1,011,300	1,011,300	Year End Roll	12/18/2019
2019	101	FV	432,300	0	6,272.	431,800	864,100	864,100	Year End Roll	1/3/2019
2018	101	FV	432,300	0	6,272.	322,300	754,600	754,600	Year End Roll	12/20/2017
2017	101	FV	432,300	0	6,272.	291,900	724,200	724,200	Year End Roll	1/3/2017
2016	101	FV	432,300	0	6,272.	279,800	712,100	712,100	Year End	1/4/2016
2015	101	FV	174,500	0	6,272.	237,200	411,700	411,700	Year End Roll	12/11/2014
2014	101	FV	174,500	0	6,272.	225,000	399,500	399,500	Year End Roll	12/16/2013
2013	101	FV	174,500	0	6,272.	214,100	388,600	388,600		12/13/2012

PRINT

Date	Time
12/10/20	23:26:23

LAST REV

Date	Time
10/19/16	11:56:14
ekelly	
8904	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PM HOME SOLUTIO	64985-502		3/2/2015		900,000	No	No		
CRABTREE DUANE	63852-467		7/1/2014	Change>Sale	410,000	No	No		
	11856-234		7/3/1970		22,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2014	1232	Heat App	13,000		9/22/2014			Install 2 warm air
8/14/2014	995	Addition	177,000		8/14/2014			Add half story add
7/10/2014	796	Renovate	9,000		7/10/2014			interior gut /sidi
6/29/1998	424	Manual	2,600					REROOF HOUSE/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
1/23/2015	Meas/Inspect	PT	Paul T
7/22/2014	Info Fm Prmt	PC	PHIL C
3/19/2009	Meas/Inspect	163	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/16/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6272		Sq. Ft.	Site		0	70.	0.97	5									425,711						425,700	

Total AC/HA: 0.14399 | Total SF/SM: 6272 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,711 | Spl Credit | Total: 425,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10415220
Const Adj.:	0.99989998
Adj $ / SQ:	138.005
Other Features:	142372
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613871
Depreciation:	28238
Depreciated Total:	585633

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

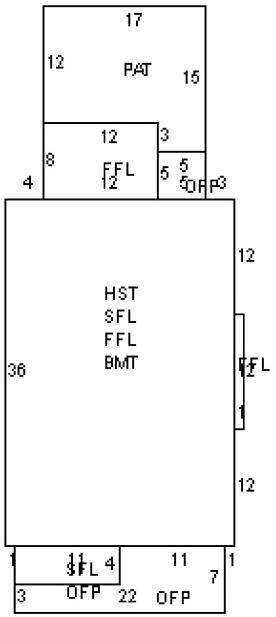
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.99
Special Features:	0	Val/Su Net:	163.85
Final Total:	585600	Val/Su SzAd	253.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	138.010	134,141
SFL	Second Floor	908	138.010	125,309
BMT	Basement	864	46.780	40,421
HST	Half Story	432	138.010	59,618
PAT	Patio	219	3.960	868
OFP	Open Porch	179	25.720	4,603

	Net Sketched Area:	3,574		Total:	364,960
Size Ad	2312	Gross Are	4006	FinArea	2485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	